



DOWNTOWN FORT WORTH

**+/- 1.3 ACRE
CBD DEVELOPMENT
OPPORTUNITY**

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SECTION I



PROPERTY DETAILS

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Address:	915 W. Belknap St Fort Worth, TX 76102
Sale Price:	Negotiable
Lot Size:	+/-1.287 Acres Fort Worth CBD
Market:	W. Weatherford St & N. Lexington St W. Belknap St & N. Lexington St

RECENTLY APPROVED BY FORT WORTH ZONING COMMISSION FOR REZONE TO "H"

*Allows for dense downtown multi-family development.
Full block ready for development in Fort Worth CBD!*

OPPORTUNITY

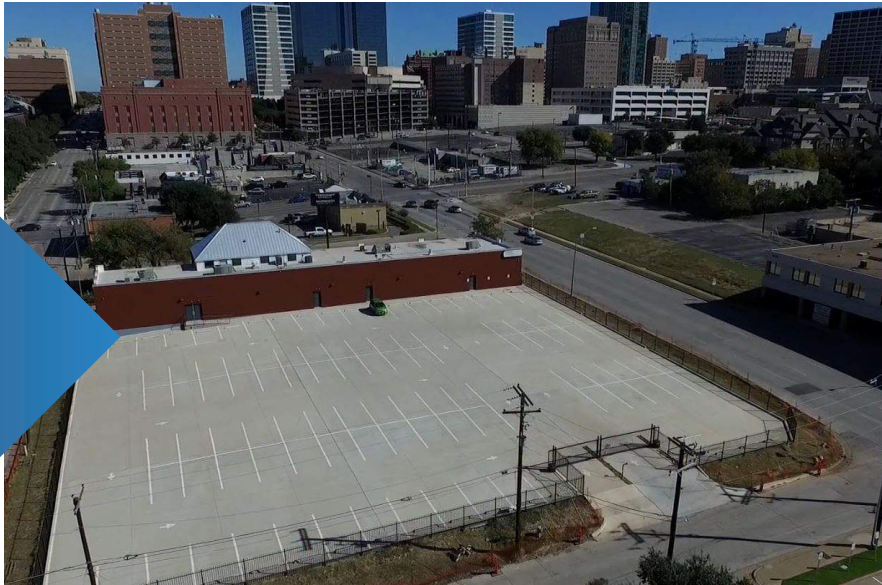
Transwestern is excited to present this prime development opportunity in the Fort Worth CBD! The 1.287-acre rectangular site includes an 11,500 SF former call center building and an over 115 spot parking lot. This site is ready-to-development and a great opportunity to begin as this area catches fire for an incredible multi-family location!

The 5th & Broadstone apartments are nearing completion and the The Worth 30-story high-rise condo is slated on the blocks directly north of this site. This pocket of downtown is booming with these two projects and Panther Island is picking up steam with significant infrastructure improvements underway. The latest federal funding of \$526 million was approved in 2016 and Fort Worth voters passed a \$250 million bond package in May 2018 to secure the final funding mechanisms necessary for this unique river entertainment district project.

ADDITIONAL OPPORTUNITY

The block block directly across Lexington St at 1000 W. Weatherford is under the same ownership and can also be purchased. 1000 W. Weatherford is an additional 1.356 acre tract located between 915 Belknap and the Pier 1 building. The process to abandon Lexington Street was started in 2017 with a traffic study showing only 324 cars travel the street daily.

ZONING DESCRIPTION



ZONING

Fort Worth Zoning Commission approved recommendation to rezone to "H" Central Business on June 13th, 2018.

Fort Worth City Council will vote on final approval at the June 26th meeting.

ZONING SPECIFICATIONS

- "H" Central Business- Allows multi-family, hotel and office development with unlimited vertical height

LOCATION DESCRIPTION

1.287 Acres made up of tracts at 915 W. Belknap St, 920 W. Belknap St, 928 W. Belknap St, and 930 W. Belknap St, this property is located on the Western edge of CBD within the downtown core overlay of the Downtown Urban Design District.

It also includes an 11,500 SF Class B office building, and over 115 parking spaces. The site is bordered by two one-way streets, West Belknap St and West Weatherford St. This pocket of downtown will be the connection between Cultural District/West 7th and the new Panther Island river entertainment district.



PROPERTY DETAILS

915 W. BELKNAP ST

- 1.287 acres of land
- 11,500 SF office building
- 114 fenced parking spots
- Brand new streetscape to cure zoning infractions
- Former call center use



SECTION II



LOCATION MAPS

NEARBY DEVELOPMENTS



DOWNTOWN LANDMARKS



RETAILER MAP



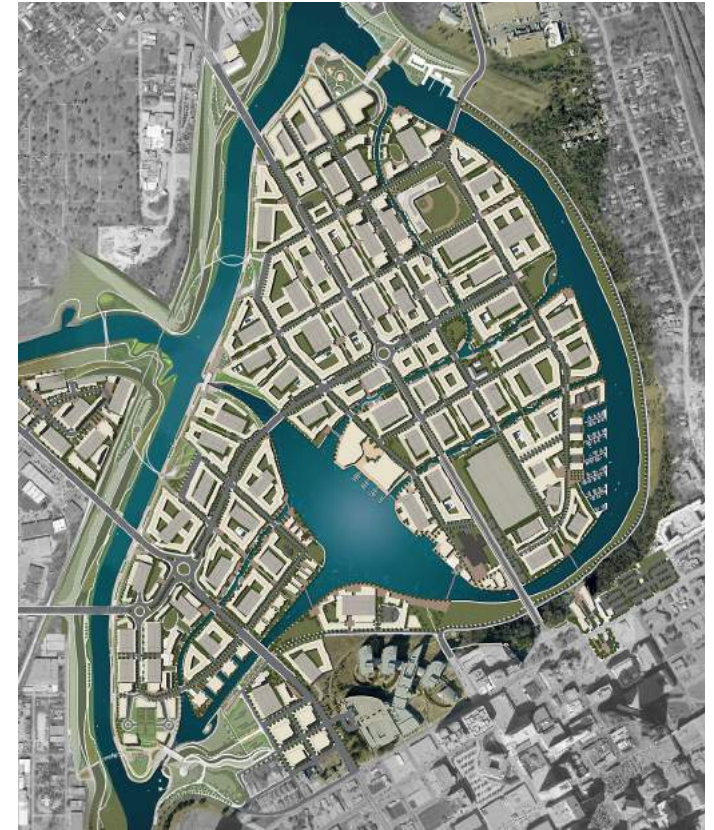
PANTHER ISLAND

URBAN WATERFRONT COMMUNITY

The most well-known of all Trinity River Vision projects is the plan to create an urban waterfront community to the north of downtown Fort Worth. This plan is known by the U.S. Army Corps of Engineers (USACE) simply as "Central City", but to most of the public it is called "Panther Island". While having two names can seem confusing, it's really quite fitting for a plan with two major components:

The public funded a portion of the plan, the Central City project is limited to environmental cleanup, flood protection, and infrastructure improvements, such as new bridges and new or improved roads and trails.

Once flood concerns, outdated infrastructure and environmental issues are addressed, Panther Island will open up the development of 800 acres connecting Downtown, the Cultural District and the Stockyards. Public improvements will virtually double the size of downtown and generate more than \$600 million in economic development activity during the first decade alone.



PANTHER ISLAND AERIAL RENDERING

APPROXIMATE SITE LOCATION



SECTION III



PROPERTY PHOTOS

PROPERTY OUTLINE



AERIAL VIEW OF TRINITY RIVER



915 W. BELKNAP ST



SECTION IV



FORT WORTH, TX CITY STATISTICS & DEMOGRAPHICS

FORT WORTH, TX - #15 LARGEST CITY IN THE NATION



DALLAS-FORT WORTH METROPLEX RANKINGS

#1	- Annual Jobs Growth	95,100
#1	- Annual Population Growth	144,700
#2	- Median Home Price Move	59.9%
#1	- 5-Year Job Growth Forecast	366,600
#1	- 5-Year Pop. Growth Forecast	716,700
#2	- 5-Year Young Pop. Forecast	145,400
#1	- Apartment Completions	31,800

CITY OF FORT WORTH ECONOMIC DEVELOPMENT PLAN - 2017

Fort Worth embarked on its first economic development strategic plan, aimed at enhancing the city's status in the region and nation over the next five years and beyond.

National Employment Rank by Metro

Trailing 12-Months Through Nov. 2017			2018 Forecast		
Top 10 Metros	Absolute Change	Percent Change	Top 10 Metros	Absolute Change	Percent Change
Dallas-Fort Worth	95,100	2.7%	Dallas-Fort Worth	80,000	2.2%
New York	67,000	1.5%	Houston	75,000	2.5%
Atlanta	57,700	2.1%	Phoenix	53,100	2.6%
Boston	52,500	1.9%	Atlanta	53,000	1.9%
Washington, D.C.	50,200	1.5%	Los Angeles	53,000	1.2%
Houston	48,400	1.6%	Washington, D.C.	50,000	1.5%
Seattle-Tacoma	47,700	2.4%	Boston	43,000	1.6%
Phoenix	45,400	2.3%	Chicago	40,000	0.9%
Inland Empire	45,400	3.2%	Orlando	40,000	3.2%
Minneapolis-St. Paul	40,200	2.0%	Seattle-Tacoma	40,000	2.0%
U.S. Total	2,062,000	1.4%	U.S. Total	1,800,000	1.2%

Sources: Marcus & Millichap Research Services, BLS

ECONOMIC DEVELOPMENT PLAN KEY FINDINGS

- Fort Worth is the fastest growing, among the 20 largest US cities.
- Dallas-Fort Worth is a talent magnet, drawing new residents from across the US.
- The city has a vast reserve of land to drive growth, but residential uses dominate the tax base.
- Fort Worth residents are increasingly dependent on jobs in other cities.
- The city's jobs-housing balance is eroding.
- Fort Worth has districts at different stages, which can drive economic development.
- Investment in the urban core (downtown & surrounding areas) benefits the entire city.
- Fort Worth has a relatively low external visibility among large US cities, but has unique assets available to raise the city's profile.
- Fort Worth has key occupational strengths:
 - General: transportation, installation, & production
 - Specific: aerospace & geotechnical engineering

FORT WORTH MARKET TRENDS



2017 END OF YEAR FORT WORTH MARKET

Fort Worth Multi-Family

96.08% Occupancy
7,725 Under Construction

Central FW Retail

3.2% Vacancy
178,011 SF Absorption
88,728 SF Deliveries

Fort Worth CBD Office

13.6% Vacancy Class A
6.2% Vacancy Class B
\$26.04 psf Avg. Rent

ECONOMIC DEVELOPMENT PLAN KEY FINDINGS

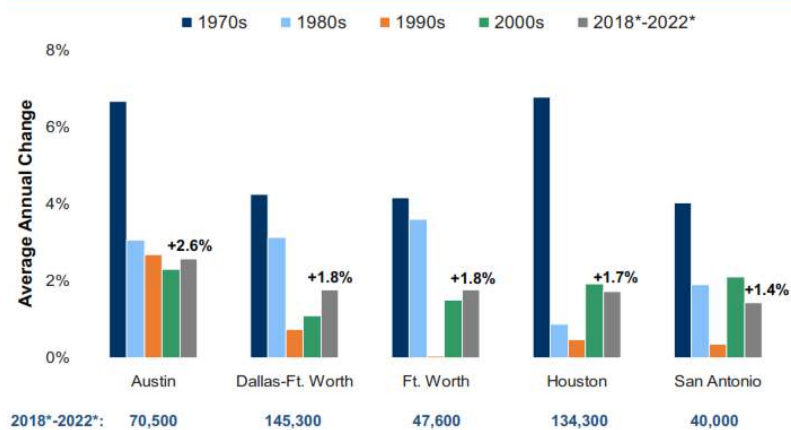
DFW will exceed 80,000 new jobs in 2018. The mixed-use Ruban Villages - Live, Work, Play model will continue to boom as these new folks find places to live. We will see apartment rates and prices steadily rise.

DALLAS-FORT WORTH METROPLEX RANKINGS

- Incubator space / Pop-ups
- Live, Work, Play - blurred line between what is important - office/retail/residential
- First to market retailers
- Experienced based retail
- First class entrepreneurial start ups
- Developer focus on quality retail
- Chef driven restaurants
- Public art / out-of-the-box thinking
- Value oriented retail

MILLENNIAL GROWTH DRIVES APARTMENT DEMAND

20-34 Year-Old Population Growth



* Forecast
Sources: Marcus Millichap Research Services, U.S. Census Bureau

National Rank by Metro Five-Year Young Adult Apartment Demand Growth

Metro	Propensity to Rent*	20-34 Year Old Population Growth**	Potential Demand Growth**
Atlanta	68.7%	154,400	106,100
Dallas-Fort Worth	71.6%	145,400	104,100
Houston	70.0%	134,300	94,100
Phoenix	68.0%	105,200	71,500
Orlando	73.8%	74,700	55,100
Austin	76.5%	70,500	54,000
Raleigh-Durham	69.6%	76,500	53,300
Charlotte	64.8%	77,900	50,500
Las Vegas	70.4%	64,600	45,400
Salt Lake City	56.8%	66,000	37,500
U.S. Total	67.8%	634,100	429,700

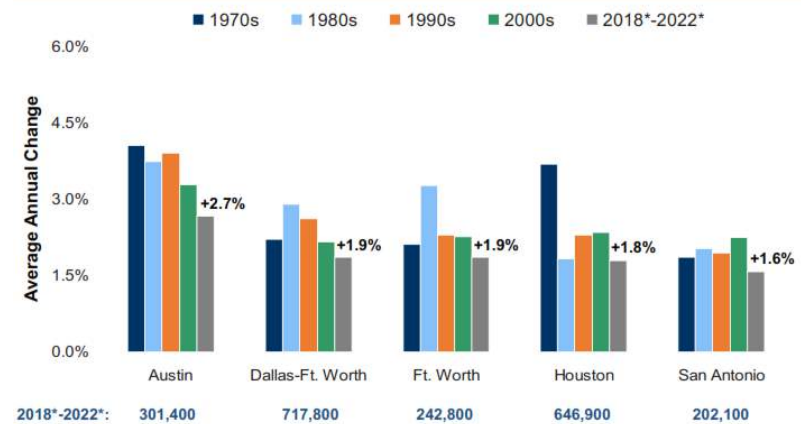
* As of 2016
** Five-year forecast (2018 - 2022)
Sources: Marcus & Millichap Research Services, U.S. Census Bureau

National Apartment Rank by Metro Apartment Construction

Top 10 Metros	2017 Completions*	Completions as % Inv.	Top 10 Metros	2018 Completions*	Completions as % Inv.
Dallas-Fort Worth	31,800	4.4%	Dallas-Fort Worth	24,000	3.2%
Houston	22,000	3.4%	New York	20,000	1.1%
New York	22,000	1.2%	Los Angeles	17,200	1.6%
Atlanta	16,300	3.4%	Washington, D.C.	16,800	2.8%
Seattle-Tacoma	15,200	3.7%	Atlanta	15,000	3.1%
Washington, D.C.	14,700	2.5%	Northern NJ	14,700	4.4%
Austin	12,800	5.7%	Denver	12,300	4.3%
Denver	12,500	4.5%	Seattle-Tacoma	11,100	2.6%
Los Angeles	11,900	1.1%	Houston	10,800	1.6%
Nashville	9,700	7.3%	Chicago	9,900	1.4%
U.S. Total	380,000	2.4%	U.S. Total	335,000	2.1%

* 2017 estimate; 2018 forecast
Sources: Marcus & Millichap Research Services, MPF Research, CoStar Group, Inc.

Average Annual Population Growth



* Forecast
Sources: Marcus Millichap Research Services, U.S. Census Bureau

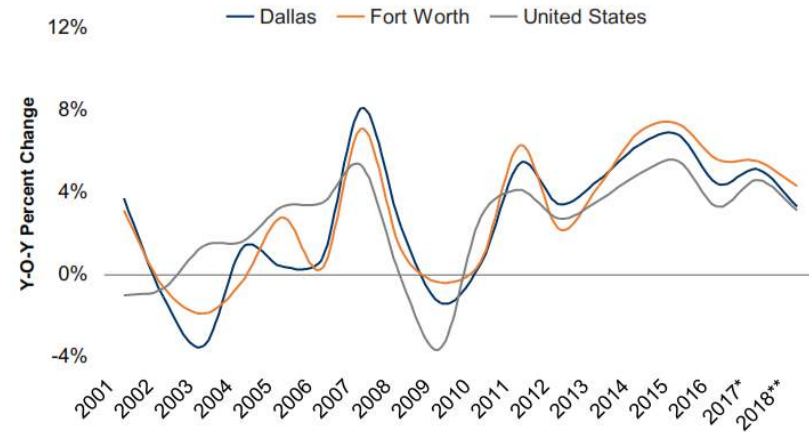
APARTMENT VACANCY RATES AND RENT GROWTH

Dallas-Ft. Worth Apartment Construction and Vacancy Trends



* Estimate
 ** Forecast
 Sources: Marcus & Millichap Research Services, MPF Research

Average Effective Rent Growth Trends



* Estimate
 ** Forecast
 Sources: Marcus & Millichap Research Services, MPF Research

Fort Worth Apartment Submarket Rank 3Q 2017 Vacancy Rate

Submarket	3Q 2017 Vacancy	Y-O-Y Bps Change
Southwest Fort Worth	3.3%	-80
Burleson-Johnson County	3.7%	190
Hurst-Euless-Bedford	3.8%	20
South Fort Worth	3.9%	-80
West Fort Worth-Parker County	3.9%	70
Grapevine-Southlake	4.1%	60
Northeast Fort Worth-North Richland Hills	4.2%	100
North Arlington	4.5%	70
North Fort Worth-Keller	4.7%	-10
Haltom City-Meacham	4.8%	190
South Arlington-Mansfield	4.8%	200
East Fort Worth	6.2%	140
Intown Fort Worth-University	10.0%	590
Fort Worth	4.7%	100

Sources: Marcus & Millichap Research Services, MPF Research

Fort Worth Apartment Submarket Rank 3Q 2017 Effective Rent Growth

Submarket	3Q 2017 Effective Rent	Y-O-Y % Change
East Fort Worth	\$822	8.3%
Grapevine-Southlake	\$1,314	6.5%
Haltom City-Meacham	\$869	6.4%
Hurst-Euless-Bedford	\$1,023	6.3%
North Arlington	\$893	6.1%
Burleson-Johnson County	\$920	4.8%
Intown Fort Worth-University	\$1,352	4.6%
Northeast Fort Worth-North Richland Hills	\$1,069	4.1%
West Fort Worth-Parker County	\$924	3.9%
South Fort Worth	\$812	3.8%
North Fort Worth-Keller	\$1,198	3.7%
Southwest Fort Worth	\$889	1.8%
South Arlington-Mansfield	\$1,039	1.7%
Fort Worth	\$997	4.6%

Sources: Marcus & Millichap Research Services, MPF Research

FORT WORTH MIXED-USE DEVELOPMENTS



W. 7TH & CROCKETT ROW - 1.2 MILES

5 full blocks of retail, restaurant, retail office, and apartments. New Elan apartment complex currently under construction. The heart of Fort Worth nightlife!

LEFT BANK - 1. 7TH ST. - 0.9 MILES

1.5mm SF Mixed-use development with 1,500 high-end apartment units next door to Montgomery Plaza

NEAR SOUTHSIDE - 1.2 MILES

1,400-acre district located just south of downtown Fort Worth with 39,000 jobs, 5 major hospitals, medical district, Magnolia St Urban Village, S. Main Urban Village

CLEARFORK - 5.2 MILES

A multi-phase 270 acre project, Clearfork will ultimately incorporate 2 million square feet of office space, 1.2 million square feet of retail space and 2,500 multi-family residences.

WEST BEND - S. UNIVERSITY - 2.7 MILES

160,000 SF retail, 200,000 SF office, 160 boutique hotel rooms, 200 apartment units, Trinity Trailside



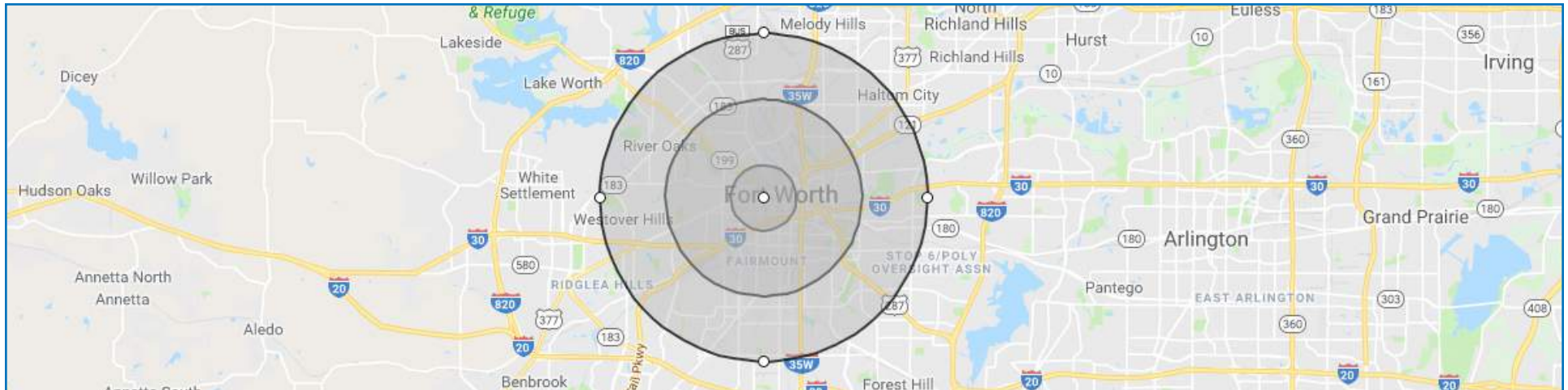
DEMOGRAPHICS REPORT



HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,848	30,811	87,834
Total Persons per HH	1.70	2.53	2.86
Average HH Income	\$88,740	\$72,241	\$63,199
Average House Value	\$339,246	\$233,253	\$186,452

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,546	81,950	261,951
Median Age	35.6	34.4	31.8
Median Age (Male)	35.3	34.4	31.5
Median Age (Female)	36.2	34.3	32.1

DEMOGRAPHICS MAP



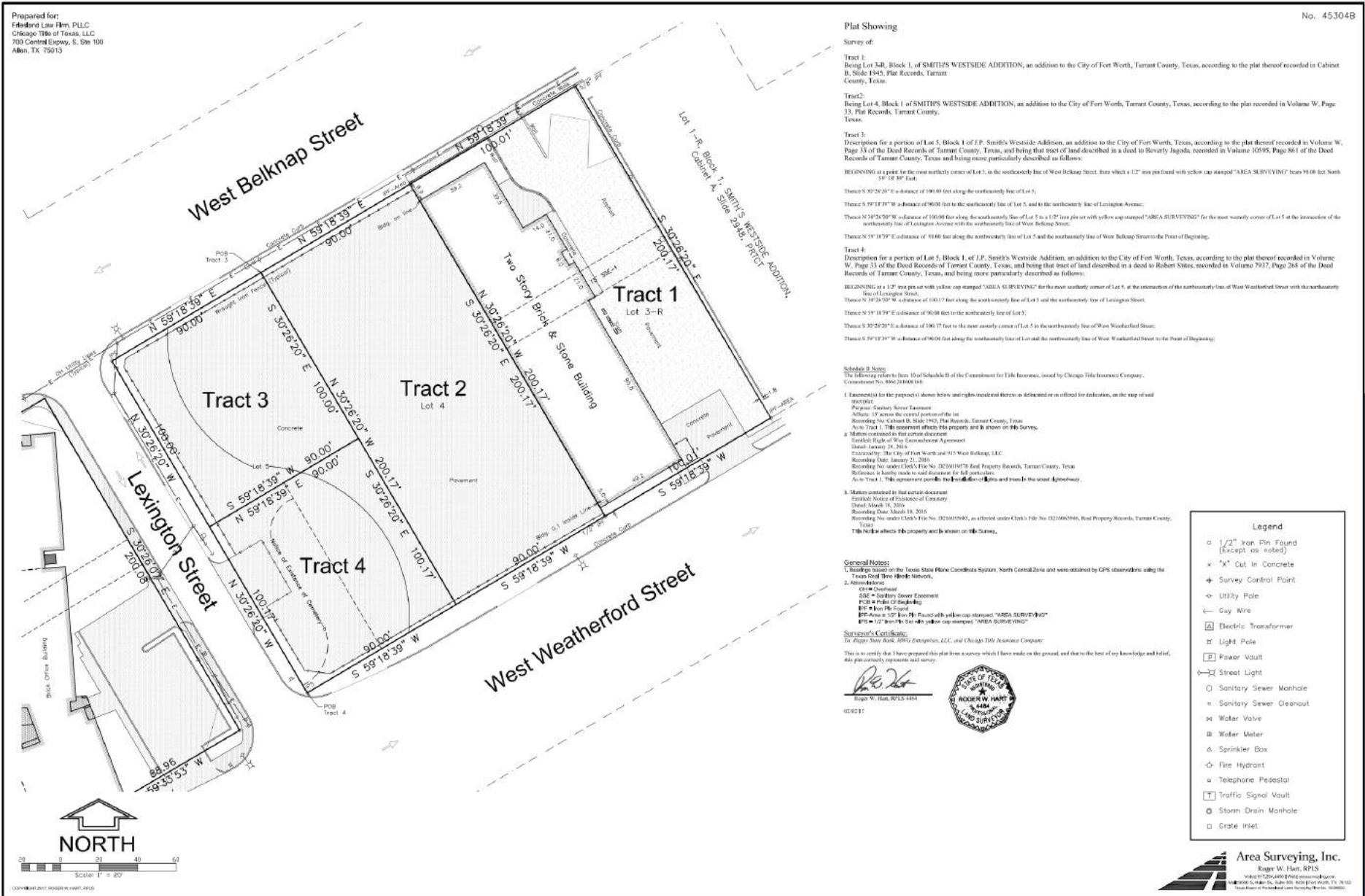
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SECTION V



SURVEY

915 W. BELKNAP ST ~ ALTA SURVEY



SECTION VI



TRANSWESTERN

TEAM



Casey Tounget
Associate
Agency Leasing - Office

TRANSWESTERN ROLE

Casey Tounget specializes in agency leasing and urban land sales for owners and developers in the Fort Worth office market. He partners with Theron Bryant, maximizing their combined skillsets to successfully market properties in the Central Business District and South and West Fort Worth submarkets.

CAREER HIGHLIGHTS

Before joining Transwestern, Casey was an associate at Coldwell Banker Commercial Advisors, where he had interned during college when the firm was known as SCM Real Estate Services.

PROFESSIONAL AFFILIATIONS/RECOGNITION

Because of his interest in civic and community matters, Casey is actively involved in many Fort Worth community and industry organizations and is dedicated to making Fort Worth a better city in which to reside and to do business.

- Real Estate Council of Greater Fort Worth – 2018 CRE Forecast Chair
- Real Estate Council of Greater Fort Worth – YLC President, 2015-2017
- Real Estate Council of Greater Fort Worth – Education Committee
- 2016 Outstanding Young Leader of the Year – Real Estate Council of Great Fort Worth
- Tarrant Transit Alliance – Founding Council
- Communities in Schools of Tarrant County – Board Chair-Elect, 2018-2019
- FWISD District Advising Committee – Business Community Representative
- Fort Worth Club – Junior Activities Committee
- Fort Worth Club – Membership Committee
- Society of Commercial Realtors – Member
- Leadership Fort Worth – Leading Edge 2014
- Fort Worth Chamber of Commerce – Member
- SteerFW – Better Block Bluebonnet Circle 2013
- TCU Young Alumni – Board Member 2013-2016

EDUCATION

Casey received a bachelor of business administration degree in entrepreneurial management from Texas Christian University's M.J. Neeley School of Business. He is a licensed Real Estate Salesperson in the State of Texas.



Theron Bryant
Principal
Agency Leasing - Office

TRANSWESTERN ROLE

As a Principal in Transwestern's Fort Worth office, Theron Bryant specializes in agency leasing and investment sales services in the Arlington and Tarrant County office markets. Together, he and Casey Tounget team to provide extraordinary service in marketing to tenants and buyers for office properties owners in the Tarrant County market.

CAREER HIGHLIGHTS

Theron's commercial real estate experience and market expertise spans a career of more than 23 years, with lease transactions totaling than 3.4 million square feet and over \$150 million in sales. He began his commercial real estate career at SCM Real Estate, which later became Coldwell Banker Commercial Advisors, focusing on landlord representation, and attaining a role of principal in the firm.

Key representative transactions include:

- Amerigroup – 32,000 square feet – Agency Leasing
- General Services Administration (GSA) – 67,000 square feet – Agency Leasing
- Southwest Bank – multiple locations totaling 80,000 square feet – Tenant Advisory
- PlainsCapital Bank – multiple locations totaling 50,000 square feet – Tenant Advisory
- Technographix – 138,000 square feet – Tenant Advisory
- Rhino Medical Services – 14,000 square feet – Tenant Advisory
- PassGo, Inc. – 105,000 square feet – Investment Services
- Forum Way Investments – 138,000 square feet – Investment Services

PROFESSIONAL AFFILIATIONS/RECOGNITION

- *D Magazine* Power Broker – multiple years
- Top Producer – Coldwell Banker Commercial Advisors/SCM Real Estate – multiple years
- All-Time Top Producer – Coldwell Banker Commercial Advisors/SCM Real Estate
- Fort Worth Chamber of Commerce – Member
- Arlington Chamber of Commerce – Member
- Vision Fort Worth – Founding Board Member
- Society of Commercial Realtors – Member
- Clark Society, Texas Christian University – Member
- CASA of Tarrant County – Court Advocate

EDUCATION

Theron received a bachelor's degree in finance with an emphasis on real estate from Texas Christian University. He has held a Texas Real Estate License since 1996.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth LLC	9000246	License No.	(817) 877-4433	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				
Paul Wittorf	479373	License No.	paul.wittorf@transwestern.com	Phone
Designated Broker of Firm				
Leland Alvinus Prowse IV	450719	License No.	leland.prowse@transwestern.com	Phone
Licensed Supervisor of Sales Agent/ Associate				
Theron Bryant	447341	License No.	theron.bryant@transwestern.com	Phone
Sales Agent/Associate's Name				
Buyer/Tenant/Seller/Landlord Initials		Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0